

NOTICE OF HITCHCOCK COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Hitchcock County in Trenton, Nebraska, the following educational lands within said County:

DATE: November 26, 2013

TIME: 10:00 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 3, 2013, at 10:00 a.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
1	E2 and All that part of E2W2 lying East of surveyed north-south pasture fence (451.80 acres, more or less)	16-01-31	\$11,867.20	December 31, 2020

Predominant Land Use: Dryland cropground and grassland

This tract is located 11 miles south of Culbertson, NE.

Improvements to be sold include: 830 rods of fence and stockwell. Total Value: \$3,840.00

The submersible pump, pipe and electrical hookups, stock tank and float are to be considered personal property and are subject to removal by the previous lessee.

The lessee elects to harvest 166 acres of fall-seeded wheat.

5a	Govt Lots 6, 7 & 8 & all accretions thereto (166.40 acres, more or less)	16-03-31	\$3,486.48	December 31, 2020
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Predominant Land Use: Timbered pasture, dryland cropground and approximately 1 mile of Republican River frontage. Hunting and other recreational potential.

This tract is located on the east edge of Culbertson, NE.

Improvements to be sold include: 720 rods of fence and 22.5 acres of chemical spraying of wheat stubble for eco-fallow. Total Value: \$3,065.00

5b	N2NE4 except fenced out residential acreage and improvement site (5 acres) in NW4NE4 abutting South side of Hwy 6/34 and except 4.89 acres of Hwy 6/34 (70.11 acres, more or less)	16-03-31	\$7,332.80	December 31, 2020
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Predominant Land Use: Gravity and canal irrigated cropground

This tract is located on the east edge of Culbertson, NE.

Improvements and crops to be sold include: 160 rods of fence, 10.21 acres of irrigated wheat and 32.69 acres of canal irrigated alfalfa. Total Value: \$2,220.00

The gearhead, discharge head, column and bowls, water meter, irrigation motor, fuel tank, propane tank, side roll irrigation system, all gated pipe and tow line are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well and 403' of buried pipeline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

11	All (640 acres, more or less)	16-02-32	\$10,162.70	December 31, 2020
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Predominant Land Use: Grassland

This tract is located 2 miles south and 4 miles east of Trenton, NE.

Improvements to be sold include: 800 rods of fence, stockwell in the SE4SW4, pipe and column, mill and steel tower. Total Value: \$8,070.00

The solar panel, submersible pump, livestock panels around well, 4 stock tanks and the fence between native grass and old CRP in the N2 are to be considered personal property and are subject to removal by the previous lessee.

The stockwell in the NW4NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

15	All except that part of W2W2 lying West of County Road 368 (599.79 acres, more or less)	16-04-32	\$16,665.70	December 31, 2020
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Predominant Land Use: Dryland cropground and grassland
 This tract is located 5 miles north and 5 miles west of Culbertson, NE.
 Improvements to be sold include: 920 rods of fence and stockwell. Total Value: \$6,740.00
 The grain bin, submersible pump, pipe and electric hookups, stock tank and all electric fence are to be considered personal property and are subject to removal by the previous lessee.
 The lessee elects to harvest 204 acres of fall-seeded wheat.
 STIPULATION: Lessee will submit annually to the Board's Field Representative a written grazing plan satisfactory to the Board for the use of this Lease, specifying the stocking rates and grazing dates, which must be approved in writing by the Field Representative prior to the commencement of grazing each year and must be followed by lessee.

17	See Below	16-01-33	\$25,489.96	December 31, 2020
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DESCRIPTION: All except residential acreage and improvement site of approximately 8.95 acres near the South Quarter Corner, & except the access & utility route of approximately 0.99 acres lying west thereof along the south line and except 9.97 acres of Hwy 25 along West boundary (620.09 acres, more or less)

Predominant Land Use: Dryland cropground and grassland
 This tract is located 2 miles west and 8 miles south of Trenton, NE.
 Improvements to be sold include: 945 rods of fence, submersible pump, pipe, wire, hookups, pressure system, stockwell, pipe and cylinder. Total Value: \$9,430.00
 The generator, pumpjack, creep feeders, all steel panels, all electric fence, steel tower and mill are to be considered personal property and are subject to removal by the previous lessee.
 The stockwell in the NW4NW4, 3,950' of buried livestock pipeline, hydrants and tanks with floats are owned by the School Trust and all right, title and interest shall remain with the School Trust.

28	SE4 (160 acres, more or less)	32-02-34	\$4,147.80	December 31, 2020
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Predominant Land Use: Grassland and dryland cropground
 This tract is located 4 miles south and 2 1/2 miles east of Stratton, NE.
 Improvements to be sold include: 310 rods of fence and 58 acres chemical spraying of wheat stubble for eco-fallow. Total Value: \$3,560.00

37	All (640 acres, more or less)	36-02-35	\$22,329.60	December 31, 2020
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Predominant Land Use: Dryland cropground and grassland
 This tract is located 3 miles south of Stratton, NE.
 Improvements to be sold include: 920 rods of fence, stockwell and 2 grain bins. Total Value: \$10,800.00
 The steel tower, pipe and cylinder in old well, solar pumping unit and panel and 3 stock tanks are to be considered personal property and are subject to removal by the previous lessee.
 The 4,290' of underground electric line are owned by the School Trust and all right, title and interest shall remain with the School Trust.
 The lessee elects to harvest 274 acres of fall-seeded wheat.

40	S2 (320 acres, more or less)	16-04-35	\$10,580.06	December 31, 2020
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Predominant Land Use: Dryland cropground and grassland
 This tract is located 11 miles north and 2 miles west of Stratton, NE.
 Improvements to be sold include: 720 rods of fence. Total Value: \$11,740.00
 The lessee elects to harvest 211 acres of fall-seeded wheat.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2014 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2014 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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